

## 14110 River Forest Room Details

### *FIRST FLOOR (10 FOOT CEILINGS)*

#### **ENTRY**

- Double leaded glass doors with transom window
- Two-story high entry with hanging pendant lamp
- Opening to living/dining room
- Curved staircase
- Coat closet
- Hardwood floors

#### **LIVING/DINING ROOM**

- Large open concept formal living/dining space
- Hardwood floors
- Crown molding
- Recessed lighting with hanging chandelier in dining area
- French doors with transom windows to deck and backyard
- Built in bookshelves and cabinets around fireplace
- Gas log fireplace with custom built fireplace doors
- Stereo speakers in living area
- Built in glass shelved, lighted display shelves in dining area
- Plantation shutters
- China closet with pocket door off dining area

#### **POWDER BATH**

- Hardwood floor
- Kohler toilet
- Pedestal sink
- Recessed lighting
- Cabinet and shelf above toilet

#### **LAUNDRY ROOM**

- Maytag front loading washer and dryer
- Large, deep sink with Delta faucet
- Granite countertop
- Built in upper and lower cabinets
- Ceramic tile floor

#### **KITCHEN/DEN**

- Large, open kitchen and den area
- Granite counter tops with Carrera marble tile backsplash
- Hardwood floors
- Custom built in cabinets
- Pantry closet with built in spice/condiment door rack
- 88" x 54" island with 5' pot rack

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### ***KITCHEN/DEN (continued)***

- Double Shaws Original fireclay farmhouse style sink
- Bosch stainless steel five burner gas cooktop with down draft vent and pot filler
- Bosch stainless steel Super Silence Plus dishwasher
- Bosch stainless steel French door refrigerator
- Thermador stainless steel built in microwave, convection oven and warming drawer stack
- Surround sound
- Plantation shutters
- Ceiling fan
- Recessed lighting
- Wet bar with built in wine rack and Shaw's Original fireclay bar sink

### ***PRIMARY BEDROOM/BATH SUITE***

- Crown molding
- Hardwood floors in bedroom, closets and hall
- Windows overlooking backyard
- Door to deck and back yard
- Plantation shutters
- Ceiling fan with light
- Recessed lighting in hall
- Stereo speakers in bedroom and bath
- Pocket door to bathroom
- Double vanities, one with knee space
- Marble vanity tops with undermount sinks
- Travertine stone floor and shower/tub surround
- Victoria and Albert soaking tub
- Full glass shower with double shower heads
- Private water closet
- Separate walk in closets, one with built in dresser/shelf unit and shoe rack
- Linen cabinet and other built in cabinets with laundry hamper

### ***BEDROOM TWO/BATH SUITE***

- Hardwood floor
- Ceiling fan with light
- Plantation shutters
- Private en suite bath with single marble top vanity
- Recessed lighting
- Kohler toilet
- Shower/tub with glass shower doors
- Nu-travertine ceramic floor tile

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## *SECOND FLOOR (9 FOOT CEILINGS)*

### **BEDROOM THREE**

- Ceiling fan with light
- Three closets with single and double hanging rods, one with some built in shelves
- Plantation shutters

### **HALL BATH**

- Large vanity with large mirror, recessed lighting
- Wet area with Kohler toilet cabinet/shelf above
- Shower/tub with glass shower doors
- Ceramic tile floor

### **BEDROOM FOUR**

- Walk in closet with single and double hanging rods and some built in shelves
- Ceiling fan with light
- Plantation shutters

### **MISC ON THE SECOND FLOOR**

- Cedar closet
- Huge walk-in floored attic storage space (510 square feet)

### **EXTERIOR**

- Custom home built in 1992 by Knute Poulson
- Cul-de-sac lot just a short walk to the bayou and Terry Hershey Park
- 2-car attached garage
- Full-house guttering that drains into French drains
- Pool and spa with heater
- Fire pit with gas starter
- Professionally landscaped with front and back masonry raised bed planters
- Front and back landscape lighting
- Partially covered deck accessible from living room, kitchen and primary bedroom that walks down to the pool
- 8 foot perimeter privacy fence
- Pool equipment and AC units within fenced enclosures
- Underground sprinkler system in both front and back yards
- French drains
- Stereo speakers for deck area
- Backyard patios and walkways done with Belgard pavers
- Schools: Spring Branch ISD; Meadow Wood Elementary, Spring Forest Middle School, Stratford High School